WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,700.00 Stephanie Dome Affiant Subscribed and sworn to before me, this 31st day of July, 2017 Melissa Jansen Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Alexa Bianchi 2304 Alteras Drive Nashville, TN 37211	new owner	173-09-0A581.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Robert D. Sistrunk and Laura Sistrunk, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Alexa M Bianchi, an unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 555 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert D. Sistrunk and Laura Sistrunk, husband and wife by Warranty deed from Kristopher W. Devlin and wife, Bridget Devlin of record in Instrument No. 20140128-0007620 Register's Office for Davidson County, Tennessee, dated January 3, 2014 and recorded on January 28, 2014.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2304 Alteras Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BQ-17-2304

BILL GARRETT, Davidson County
Trans:T20170067324 DEEDWARR
Recvd: 08/04/17 10:18 2 pgs
Fees:13.00 Taxes:1242.09
20170804-0079767

Witness my/our hand(s) this 31st day of July, 2017.

Robert D. Sistrunk

Laura Sistrunk

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert D. Sistrunk; Laura Sistrunk with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of July, 2017.

Notary Public

My Commission Expires: 9/20/17

